DESIGN & ACCESS STATEMENT

Conversion of Former Agricultural Building at :
The Grange, Marriots Gate, Lutton. PE12 9HN



Photo showing the application building

Location & Surroundings

The site and building are located just outside the village of Lutton, approximately 250metres south of the primary school. The building is located within the former farm complex of The Grange. This building is the second phase of conversion, attached on the north east side to elements already converted. To the south west is the original farmhouse known as 'The Grange'. The farming name being 'Grange Industries' or 'Cunnington Farms'. This site is approximately 1mile north of the town of Long Sutton.

The building is accessed via its own separate driveway onto Marriot's Gate, set in from the roadside approx. 25m.

To the rear of the building is a large gravelled area and sporadic hedging to the boundaries. Beyond the rear curtilage boundary of this building is mature garden land belonging to 'The Grange'.

Proposal

The application proposal is to convert the farm building into a single dwelling. The building is predominantly masonry construction, and has numerous openings to be utilised as windows / doors etc.

The building is split into 3 main former use areas, the long room spanning full length at the rear of the building containing the high level windows and with remains of racking throughout, is the former potting / flower shed from the holding. To the front are now 4 open bays, the 2 to the left were former tractor bays/cart sheds, the 2 to the left have been used for machinery storage.

Further photos of all elevations are attached below:-



Photo showing the side and front elevation, with the previously converted element beyond (with the new slate roof)



Photo showing the rear elevation

The building has become impractical to use for farming purposes, and we would now like to convert it as the next phase from the conversion element adjacent.

The Process & Evaluation

In accordance with current planning policy, there are current permitted development rights including the conversion of agricultural buildings to dwelling houses subject to certain criteria. The building is worthwhile for retention being masonry built (as opposed to some steel portal framed structures close by that we have seen lately under PD rights).

We have decided to apply for full planning rather than under the PD rights, and trust that this will be given thorough weight to the application, as PD offers only a curtilage area equal to twice the footprint of the building. We believe to include the access and a front garden area, then this should be a little more, however should this jeopardise the application we would consider looking at reducing the curtilage area and utilising the PD application route.

You will see from the Flood risk maps and the FRA, that the site ideally sits on a high piece of land, and as such Flood Risk is not an issue in this instance.

An informal pre-application enquiry within the last 5-10 years to look at the opportunity for a caravan / static home site, with this building becoming a reception / living type area for the site manager. This was considered as an appropriate proposal at the time.

We have investigated some of the recent application approvals around the area for conversion of agricultural buildings to dwelling houses, and have been surprised as to some of the approved schemes.

The following photographs are some buildings within the local area gaining permission under Full planning and also PD rights, which are considered to hold less or no more merit than this application building.



This building was approved on a site within 15miles by a neighbouring authority.



Another brick agricultural use building that has been approved

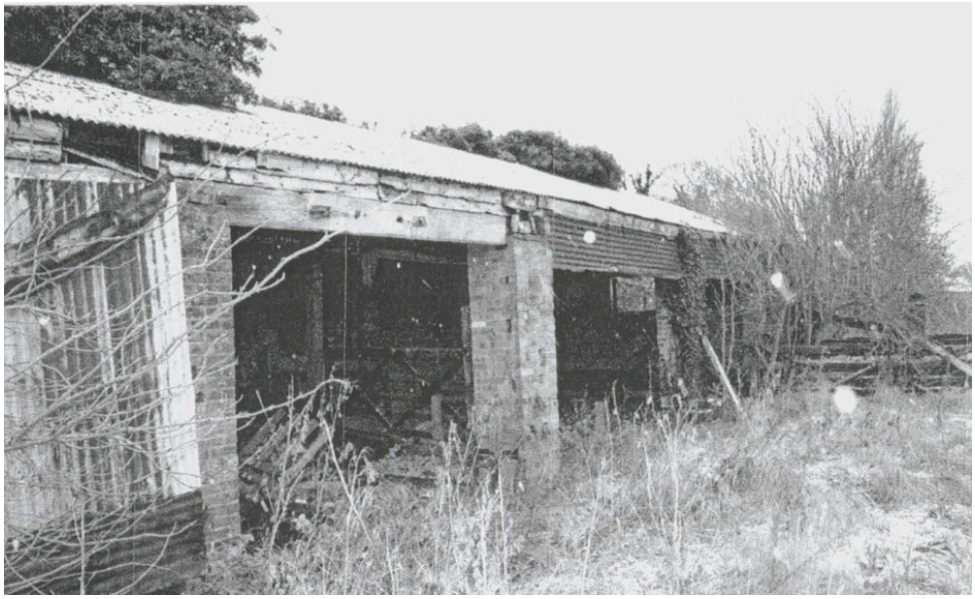




A Concrete block & steel framed shed approved a few miles away...



This building was approved under PD ref: H05-1052-17, at Torrington Lane, Fleet, and later under full planning permission ref: H05-0444-18



This building was approved under ref's H05-0709-18 & H05-0196-17 again at Torrington Lane, Fleet



This building was approved under PD ref H06-0141-18, at Hallgate, Gedney Dyke

The Current Use

The building is currently sparingly used as agricultural storage due to the size of modern day farming equipment and the building's practicalities. The need has gone for the small potting / flower shed and the original low eaves cart sheds. A more suitable building size is to be proposed under separate application at a later date which would give increased eaves heights and larger storage spaces. The building has been used more recently to store occasional use implements with smaller spare parts and obsolete equipment in the sheds.

The site that the building occupies can be easily separated from the remainder of the holding, and only requires a new full fence to the full length of the south west boundary.

Design

The design has been undertaken to purely utilise the footprint that is currently there and use current openings practically and purposeful. We do not wish to change the characteristics of

the building appearance unnecessarily, therefore the sympathetic and simple conversion proposals indicated are to retain the existing character.

Flood Risk

The site is in a very positive position regarding flood risk and the EA mapping. The site is on a high piece of ground and as such falls outside the flood risk mitigation heights. A FRA has been produced which shows the site location in a favourable location.

It should be noted that the proposed floor heights would not want to be raised unnecessarily high or character may be hindered. The existing walls are generally solid masonry, and an element of sleeping accommodation will be proposed at first floor level.

Rainwater will be disposed by soakaways as per the existing arrangements and foul water will be into a septic tank.

The Design
Use

The use of this development is solely for residential purpose. The existing use is obviously agricultural, however current farming methods and machinery sizes render the buildings impractical. The building has been used up until now for light storage of small parts, unused implements and equipment, but all of this will either become disposed of or moved to other storage locations.

Amount

The Ground floor internal area of the building element equates to 115sqm, with some sleeping accommodation provided at a first floor level.

Layout

The layout of the site wholly remains, with access retained off Marriott's Gate via a gated entrance set back from the road, the small garden area hedged off at the front will be retained, and the rear yard area shall become garden amenity space, retaining the current boundary, and providing further hedging/fencing. The south western boundary is created by provision of a closeboard fence.

Scale

The scale of the building generally remains as current.

Landscaping

The current site has a privet hedge to the front boundary around an enclosed garden area. The north eastern boundary is fenced at the front and there is a hedge to the rear of the building along this boundary. This proposal is connected on the boundary to the previously converted element. The rear boundary requires some enhancement, therefore a new fence is proposed.

A new fenceline is proposed to the south west but we wish to provide some semi-mature trees (flowering cherry and silver birch) to soften the fenced boundary.

The rear garden will be laid to lawn.

Appearance

The appearance of the buildings will be unchanged, although the conversion will bring enhancements which will in turn prolong the lifespan of the buildings. Some of the large existing openings along the front elevation will be infilled with cladding and small elements of brickwork around retained reduced size openings/windows/doors. Doors and windows will be solid timber. Rainwater goods will become added and will be black cast iron ‘appearance’.

Proposed roof coverings will be grey slate.

Access & Visibility

Access into the site is unchanged. The photo below shows the building from the exiting point of access.



Final Evaluation

An opportunity to convert a former, now unpractical agricultural building to form a new dwelling, close to the centre of a village settlement and local school.

The conversion is sympathetic, and is a prime opportunity under permitted development, although we wish to retain a more useable and appropriate curtilage to the building, sometimes restrictive under PD.

It should be noted that the proposals meet all of the T&C Planning Order 2015 Part Q PD criteria, (with exception of curtilage).